

## PLANNING COMMISSION REGULAR MEETING MINUTES

Community Center  
1808 Main Street, Lake Stevens  
Wednesday, March 2, 2016

CALL TO ORDER: 7:01 pm by Chair Tom Matlack

MEMBERS PRESENT: Chair Tom Matlack, Vice Chair Jennifer Davis, Janice Huxford, Linda Hoult, Gary Petershagen

MEMBERS ABSENT: Tracey Trout and Vicki Oslund

STAFF PRESENT: Senior Planner Stacie Pratschner and Clerk Jill Meis

OTHERS PRESENT: Sally Jo Sebring and Council Member Rauchel McDaniel

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**Excused Absence:** Commissioner Hoult made a motion to excuse Commissioner Oslund, Commissioner Huxford 2<sup>nd</sup>. Motion carried 5-0-0-2.

**Guest business:** None.

### **Action Items:**

1. *Approve February 3, 2016 Meeting Minutes.* Commissioner Hoult made a motion to approve February 3, 2016 minutes, Commissioner Davis 2<sup>nd</sup>. Motion carried 5-0-0-2.

### **Public Hearing A: 2016 Comprehensive Plan Docket**

**PC Chair Opens Meeting** - Commissioner Hoult opened the public hearing, Commissioner Davis 2<sup>nd</sup>. Motion carried 5-0-0-2.

**Staff Presentation** –Senior Planner Stacie Pratschner presented the Comprehensive Plan Docket and gave a brief description of the process of how the docket gets ratified. Senior Planner Pratschner went through the proposed changes and described the contents of the staff report.

**Commissioner's questions for staff** – Commissioners asked questions about changing zoning within the subarea and suggested giving it more time before rezoning the land and getting input from the property owners. Staff agreed that additional research would be needed and would be presented. Commissioners also expressed concern over the rezone of the Planned Business District in the north section of the city bordering Highway 92 in regards to the traffic report and increased intensity in the area. Commissioner Hoult commented that the proposed increased commercial zoning in south Lake Stevens would increase potential jobs. It was decided that all of the proposed map adjustments met the criteria and further investigation would be done at the project level.

**Proponent's comments** – None

**Comments from the audience** – None

**Proponent rebuttal comments** – None

**Comments from the audience** – None

**Proponent rebuttal comments** – None

**Close public comments portion of hearing by motion-** Commissioner Huxford made motion to close public portion, Commissioner Hoult 2<sup>nd</sup>, motion carried 5-0-0-2.

**Close public hearing-** Commissioner Petershagen made a motion to close public hearing, Commissioner Hoult 2<sup>nd</sup>, motion carried 5-0-0-2.

**Commission Action by Motion –**

M-1 Minor Map Amendment, Commissioner Huxford made a motion to approve, Commissioner Hoult 2<sup>nd</sup>. Motion carried 5-0-0-2.

M-2 Minor Map Amendment, Commissioner Petershagen made a motion to approve, Commissioner Hoult 2<sup>nd</sup>. Motion carried 5-0-0-2.

M-3 City-Expanded Map Amendment, Commissioner Huxford made a motion to approve, Commissioner Petershagen 2<sup>nd</sup>. Motion carried 5-0-0-2.

M-4 City-Initiated Map Amendment, Commissioner Petershagen made a motion to approve, Commissioner Huxford 2<sup>nd</sup>. Motion carried 5-0-0-2. Commissioner Huxford wanted it noted that comments above should be attached.

T-1 Chapter 5 – Parks, Recreation & Open Space, Commissioner Hoult made a motion to approve, Commissioner Petershagen 2<sup>nd</sup>. Motion carried 5-0-0-2.

T-2 Chapter 8 Capital Facilities, Commissioner Hoult made a motion to approve, Commissioner Petershagen 2<sup>nd</sup>. Motion carried 5-0-0-2.

T-3 Placeholder, Commissioner Huxford made a motion to approve, Commissioner Davis 2<sup>nd</sup>. Motion carried 5-0-0-2.

T-4 Appendices, Commissioner Hoult made a motion to approve, Commissioner Huxford 2<sup>nd</sup>. Motion carried 5-0-0-2.

T-5 Update Dates & Table of Contents, Commissioner Hoult made a motion to approve, Commissioner Davis 2<sup>nd</sup>. Motion carried 5-0-0-2.

**Discussion Items:** Content Based Sign Regulation briefing. Staff presented the Supreme Court findings in Reed vs. The Town of Gilbert and explained what is needed to update the LSMC to reflect this ruling. The Supreme Court found that it was unlawful to have sign codes based on content of signage. The city would be changing the LSMC to cease regulating the content of signs.

**Commissioner Reports:** Commissioner Hoult wanted to make sure the city had a delegate to Snohomish County Tomorrow Growth Management Board and also the Transportation Policy board as there is some federal money available if the city of Lake Stevens is designated a growth center. Commissioner Huxford gave an update on the Aquafest Royalty Pageant.

**Planning Director Report:** Senior Planner Stacie Pratschner let the commission know that the 2015 Comprehensive Plan was certified by PSRC. The Planning Department has made changes to the website to improve public notice.

**Adjourn:** Motion by Commissioner Hoult to adjourn, Commissioner Huxford 2<sup>nd</sup>, motion carried 5-0-0-2. Meeting adjourned at 8:05 p.m.

  
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Tom Matlack, Chair

  
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Jill Meis, Clerk, Planning &  
Community Development